



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, January 28, 2013 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

BOARD MEMBERS: DENISE WOOLERY, *Chair*
 FRED SWEENEY, *Vice-Chair*
 BERNI BERNSTEIN
 BRIAN MILLER (Consent Calendar Architecture Representative)
 LISA JAMES (Consent Calendar Landscape Representative)
 JAIME PIERCE (Consent Calendar Landscape Representative)
 JIM ZIMMERMAN (Consent Calendar Architecture Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
 MICHELLE BEDARD, Planning Technician
 ROSA ROGERS O'REILLY, Commission Secretary

Website: www.SantaBarbaraCA.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the SFDB may refer items to the Full Board for review.

Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified, (at the next regular Full Board meeting of the SFDB).

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCA.gov/SFDB. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Michelle Bedard at (805) 564-5470, extension 4551, or by email at MBedard@SantaBarbaraCA.gov. Our office hours are 8:30 A.M. to 4:30 P.M., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 4577. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

NOTICE: On Thursday, January 24, 2013, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCA.gov/SFDB.

PUBLIC COMMENT: Any member of the public may address the Single Family Design Board Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board.

REVIEW AFTER FINAL

A. 1816 CHINO ST

R-2 Zone

Assessor's Parcel Number: 043-152-020
Application Number: MST2012-00437
Owner: William Bailey
Applicant: Morando Design

(Proposal to address violations of ENF2012-00719 by demolishing the 'as-built' tandem garage and trash enclosure located within the required setbacks. The proposal includes providing two new uncovered parking spaces, per the requested parking exception for a property developed with a floor-to-lot-area ratio (FAR) of less than an 80%. Approximately 500 square feet of new permeable paving is proposed. The 6,250 square foot lot is currently developed with an existing one-story, 1,200 square foot, single-family residence to remain, and is 44% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final for revised location of the uncovered parking spaces and the 150 square feet of required storage. The revised proposal also includes removing an existing pepper tree.)

REVIEW AFTER FINAL

B. 1704 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-480-060
Application Number: MST2005-00019
Owner: King Heirs, LLC & The Mesa at Santa Barbara, LLC
Agent: Brent Daniels
Architect: Zehren & Associates
Landscape Architect: Arcadia Studio

(Proposal to construct a 4,502 square foot single family residence at 1704 La Vista Del Oceano (Lot 3) with a 745 square foot two-car garage on a 45,049 square foot lot in the Hillside Design District. See MST2003-00227 for the master case involving the 6-lot subdivision.)

(Review After Final to change the orientation of the proposed pool, new site walls, and revised landscaping.)

REVIEW AFTER FINAL**C. 1109 LUNETTA PZ****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-222-035
Application Number: MST2008-00452
Owner: Hughes Land Holding Trust
Architect: Henry Lenny

(Proposal for additions and remodeling for an existing 3,762 square foot two-story single-family residence, including a 384 square foot attached two-car garage, located on a 13,824 square foot lot in the Hillside Design District. The project would demolish 515 square feet and add 411 square feet to the first and second floors and construct a 260 square foot covered porch at the lower level and a 239 square foot covered porch at the second floor level. The project will abate violations in ENF2007-01283. The proposed total of 3,595 square feet is 85% of the maximum FAR. The parcel is located in the appealable jurisdiction of the Coastal Zone. The project received Planning Commission approval for a Coastal Development Permit on April 16, 2009 (Resolution No. 014-09).)

(Review After Final for alterations to the approved landscape plan.)

NEW ITEM**D. 464 YANKEE FARM RD****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-017
Application Number: MST2013-00028
Owner: Margaret L Niehaus & Robert D Revoca
Architect: Angie Huff

(Proposal to construct a 325 square foot one-story addition to an existing 3,175 square foot one-story single-family residence with an attached 612 square foot two-car garage. The proposal includes a small interior remodel and minor exterior facade alterations to the existing residence. An existing detached 281 square foot accessory structure will remain. The proposal will result in a total project development of 4,393 square feet located on a 1.25 acre parcel in the Hillside Design District and in the non-appealable jurisdiction of the Coastal Zone. The proposal will address violations identified in ENF2012-00589.)

(Action may be taken if sufficient information is provided.)

REVIEW AFTER FINAL**E. 444 CONEJO RD A-1 Zone**

Assessor's Parcel Number: 019-061-029
Application Number: MST2011-00309
Owner: Salmaun Masooman
Designer: Behzad Masooman
Architect: Borzou Rahmi

(This is a revised project for proposed design alterations to the previously approved application to rebuild a single-family residence which was destroyed during the Tea Fire. The original approved application is currently under construction. The proposed alterations include a 196 square foot addition to the previously approved 289 square foot one-car garage for the purpose of providing a 485 square foot two-car garage. Other alterations include a 192 square foot reduction to the second level deck above the garage, a change in roof shape at the living room from a hip style roof to a proposed gable roof, reconfiguration of the entry stairs, and alterations to doors and windows. The proposed alterations result in a 196 square foot garage addition. The revised proposal of 2,099 square feet, located on a 6,804 square foot lot in the Hillside Design District, is 71% of the maximum required floor-to-lot area ratio (FAR).)

(Comments only; project requires Staff Hearing officer review for requested zoning modifications.)

NEW ITEM**F. 165 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-083-003
Application Number: MST2013-00012
Owner: Paul H Tucker
Architect: David Mendro

(Proposal for additions and alterations to an existing one-story 2,088 square foot single-family residence, located on a 13,796 square foot lot in the Hillside Design District. The proposal includes the conversion of the existing 459 square foot attached garage to a habitable addition and 125 square feet of new additions. The application is requesting a parking exception to provide one-covered and one-uncovered parking space and involves the construction of a new one-car carport and new permeable paving. Additional site alterations include new site walls and patios, deck additions, alterations to an existing deck, the demolition of an existing concrete patio, and demolition of an 'as-built' storage structure. The proposed total of 2,967 square feet is 70% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for requested zoning modifications.)

(Comments only; project requires environmental assessment and Staff Hearing officer review for requested zoning modifications.)

NEW ITEM**G. 209 W CONSTANCE AVE****R-4 Zone**

Assessor's Parcel Number: 025-022-003

Application Number: MST2013-00027

Owner: Sally A Grubb

Architect: Fred Sweeney

(Proposal to permit the 'as-built' 5½ foot high wall located along the front property line on a 2,832 square foot lot developed with an existing 891 square foot one-story residence and a 198 square foot one-car detached garage. The proposal includes permitting the "as-built" 82 square foot laundry room. The project includes Staff Hearing officer review for requested zoning modifications.)

(Comments only; project requires environmental assessment and Staff Hearing officer review for requested zoning modifications.)